

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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## MODERN WAREHOUSE UNITS



**8 or 9 THE QUADRANGLE, ABBEY PARK INDUSTRIAL ESTATE,  
ROMSEY, HAMPSHIRE SO51 9DL**

**9,315 - 13,969 square feet / 865.38 - 1,297.75 square metres.**

## DESCRIPTION

Originally constructed in 1989, this pair of adjoining units are of steel portal frame design beneath a pitched and profiled insulated steel roof incorporating a generous level of natural daylighting panels. The elevations are of brick, together with a high level of fenestration which all helps to create a light and bright working environment.

The warehouses have a minimum eaves height of approximately 6.5 metres and also benefit from high bay lighting. There is a full height loading door (5.9 metres wide) to the side of the buildings adjacent to large, dedicated loading and turning areas.

34 car parking spaces for unit 8 and 21 spaces for unit 9 are allocated to these units.

Additionally, there is a substantial amount of racking in both units which can remain or be removed – to suit a new occupiers' requirements.

## LOCATION

These adjoining premises are situated on this ever popular and established Business Park. Both buildings form part of this modern 11 unit two storey development that surrounds an attractive central park / garden area benefitting from generous parking and excellent dedicated loading / unloading areas.

Abbey Park is approximately mid-way between Romsey town centre and the M27 (junction 3), allowing easy access to Bournemouth, Salisbury, Winchester and Southampton via the A31, A338 and M27/M3 and further afield via the national motorway network.

Eastleigh Parkway railway station (London Waterloo about 65 minutes) and Southampton Airport, serving both national and continental flights, are both a short driving distance from junction 5 of the M27 motorway.

Unit 8



Unit 8



Unit 8



Unit 8







Unit 9



Unit 9



Unit 9



Unit 9



Unit 9

## FLOOR AREAS

The approximate floor areas are as follows:

### Unit 9:

First floor offices:	1,238 sq ft
Ground floor warehouse:	8,033 sq ft
<b>Total:</b>	<b>9,315 sq ft/865.38 m<sup>2</sup></b>

### Unit 8:

First floor offices:	1,882 sq ft
Ground floor warehouse/offices:	12,087 sq ft
<b>Total:</b>	<b>13,969 sq ft/1297.75m<sup>2</sup></b>

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

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## TERMS

**Lease:** A new FRI lease on either or both units will be granted for a term expiring 24th March 2030. A longer term may be possible by agreement.

**Rent:**

Unit 9: On application

Unit 8: On application

**Service Charge:**

Unit 9: £5,949 payable quarterly in advance (£1,487.25)

Unit 8: £8,921 payable quarterly in advance (£2,230.32).

**Rateable Value:** Assessed as one unit, £144,000. Any occupier will need to approach Test Valley Borough Council to arrange for a separate assessment.

**Legal Cost:** Each party will bear their own legal expenses in drawing up and completing the lease.

**Occupation:** By agreement, upon completion of all legal formalities.

## ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

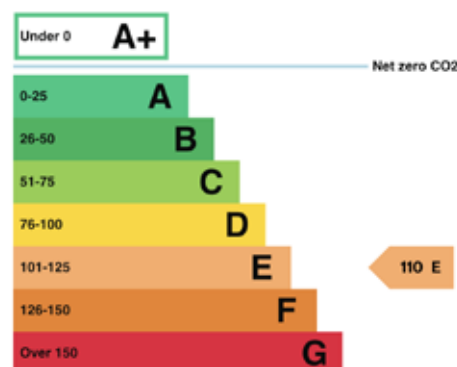
## VIEWING

Strictly by appointment with the lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

## EPC

### Energy rating and score

This property's energy rating is E.



**CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES**  
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

**Misrepresentation Act 1967:** Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

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